

ASSEMBLY BILL

No. 29

Introduced by Assembly Member Hancock

December 4, 2006

An act to add Chapter 11 (commencing with Section 66150) to Division 1 of Title 7 of the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 29, as introduced, Hancock. Infill development: incentive grants.

Existing law, the Housing and Emergency Shelter Trust Fund Act of 2006, authorizes the issuance of bonds in the amount of \$2,850,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds are required to be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would require certain of those funds, upon appropriation, to be made available to the Secretary of Business, Transportation and Housing for distribution to designated councils of governments, as defined, to fund competitive infill incentive grants for local public agencies that meet certain, listed criteria.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. The Legislature finds and hereby declares all of
2 the following:

1 (a) California's population increased 42 percent between 1980
2 and 2000, from 24 million residents to 34 million. By 2025, the
3 state's population is expected to increase by another 44 percent to
4 49 million people.

5 (b) Five California urban areas rank in the top 15 most congested
6 in the nation. Those urban areas are Los Angeles, San
7 Francisco-Oakland, San Diego, San Bernardino-Riverside, and
8 Sacramento. The San Jose and Oxnard-Ventura areas are in the
9 top 30.

10 (c) California's cities and urban neighborhoods encompass
11 nearly 500,000 potential infill parcels comprising 220,000 acres
12 of land. If the amount of infill development could be doubled,
13 roughly 100,000 acres of undeveloped land could potentially be
14 saved over the next 25 years.

15 (d) Given current constraints, and understanding that not all of
16 the identified infill sites would be developed with housing,
17 California's infill housing potential is estimated in the range of 1
18 million to 1.5 million additional units.

19 (e) If every potential infill parcel in California were to be
20 developed to its fullest potential with housing, the state's infill
21 inventory could theoretically accommodate between 2 million and
22 4 million additional housing units.

23 (f) Between 1980 and 2000, vehicle miles of travel on
24 California's roads increased 97 percent—from 156 billion miles
25 to 307 billion miles per year.

26 (g) In 1960, there were 9 million registered vehicles in the state.
27 In 2005, there are over 30 million vehicles registered in the state.

28 (h) Vehicle miles of travel are projected to increase another 63
29 percent by the year 2025.

30 (i) At present, approximately 8 percent of the 100 million acres
31 in California (8 million acres) are devoted to crops. Each year
32 about 122,000 of these 8 million acres (approximately 1.5 percent)
33 are lost from production when swallowed by urban and industrial
34 spread.

35 (j) As the population grows, more and more people need a place
36 to live and work, placing increasing demands on limited land areas.
37 In general, each person added to the population requires
38 approximately one acre of land for urbanization and highways.

39 (k) When the California population doubles to 64 million, as
40 projected for 2035, approximately 32 million of California's 100

1 million acres will need to be used for the housing, employment,
2 and transportation needs of those 32 million additional people.

3 SEC. 2. Chapter 11 (commencing with Section 66150) is added
4 to Division 1 of Title 7 of the Government Code, to read:

5
6 CHAPTER 11. INFILL DEVELOPMENT INCENTIVE GRANT
7 PROGRAM
8

9 66150. (a) For the purposes of this chapter the following terms
10 have the following meanings, unless the context clearly requires
11 otherwise:

12 (1) "Council of governments" means a single or multicounty
13 council established under a joint powers agreement pursuant to
14 Chapter 5 (commencing with Section 6500) of Division 1 of Title
15 1.

16 (2) "Infill development" means residential or mixed commercial
17 and residential development on an infill site, as defined under
18 Section 21061.3 of the Public Resources Code, or in an area of an
19 incorporated city that is predominately developed with qualified
20 urban uses and has been designated for infill development in a
21 regional growth plan.

22 (3) "Regional growth plan" is a plan that meets the definition
23 established under Section 65060.7.

24 (4) "Secretary" means the Secretary of Business, Transportation
25 and Housing.

26 (b) Funds deposited in the Regional Planning, Housing, and
27 Infill Incentive Account under subdivision (b) of Section 53545
28 of the Health and Safety Code, upon appropriation, shall be made
29 available to the secretary for distribution to designated councils
30 of governments to fund competitive infill incentive grants for local
31 public agencies that meet the following criteria:

32 (1) The local public agency is included in a regional growth
33 plan.

34 (2) The local public agency has conformed its local planning
35 to the regional growth plan by adopting any land use policies,
36 including, but not limited to, amendments to its general plan,
37 community or neighborhood plans, zoning codes, subdivision
38 codes, guidelines, and policies necessary to provide for growth in
39 those areas designated for urban development and prohibiting or

1 limiting growth in those areas designated for other than urban uses
2 consistent with the regional growth plan.

3 (3) The region meets the requirements for local plan consistency
4 for the current round of grant funding.

5 (c) The secretary shall establish additional criteria for the award
6 of infill incentive grants to local agencies based on the degree to
7 which the grants will assist the local public agency in increasing
8 infill development and urban revitalization in an area designated
9 by the regional growth plan for that development.

10 (d) Grant funds may be used for any capital outlay purpose
11 consistent with this chapter and subdivision (b) of Section 53545
12 of the Health and Safety Code, including, but not limited to, any
13 of the following purposes:

14 (1) Creation, development and rehabilitation of urban parks,
15 river parkways, and other public recreational facilities.

16 (2) Urban greening projects, including, but not limited to, tree
17 planting, community landscaping, and other improvements to
18 enhance the enjoyment and livability of urban neighborhoods.

19 (3) Water, sewer, or other public utility infrastructure costs
20 associated with infill development.

21 (4) Street, road, or other transportation improvements, including,
22 but not limited to, transit improvements, bikeways, trolleys, and
23 pedestrian facilities.

24 (e) Allocation of grants shall be consistent with regional plans
25 for growth and shall do all of the following:

26 (1) Promote infill development and equity by rehabilitating,
27 maintaining, and improving existing infrastructure that supports
28 infill development and appropriate reuse and redevelopment of
29 previously developed, underutilized land that is presently served
30 by transit, street, water, sewer, and other essential services,
31 particularly in underserved areas, and by preserving cultural and
32 historic resources.

33 (2) Encourage efficient development patterns by ensuring that
34 any infrastructure associated with development that is not infill
35 supports new development that uses land efficiently, is built
36 adjacent to existing developed areas, is in an area appropriately
37 planned for growth, is served by adequate transportation and other
38 essential utilities and services, and minimizes ongoing costs to
39 taxpayers.

- 1 (f) Grants issued under this chapter shall comply with Section
- 2 21159.24 of the Public Resources Code.

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